

Document No. 4454
Voted at Meeting of 5/23/84

BOARD OF APPEAL REFERRALS

May 23, 1984

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MEMORANDUM

May 23, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/12/84

Z-6752

Merit Oil of Massachusetts, Inc.
219 Cambridge Street, Allston
at North Harvard Street

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: install 6000 gallon underground kerosene storage
tank and twin pump.

Violation(s):

Extension of conditional use.

Expansion of this self service facility would have an adverse
impact on the abutting residential neighborhood. Residents
have expressed opposition. Recommend denial.

VOTED: In reference to petition Z-6752, Merit Oil
of Massachusetts, Inc., 219 Cambridge Street,
Allston, for conditional use to install a
6000 gallon underground kerosene storage
tank and twin pump in a local business (L-1)
the Boston Redevelopment Authority recommends
denial. Expansion of this self service
facility would have an adverse impact on the
abutting residential neighborhood. Residents
have expressed opposition.



Z-6752
219 CAMBRIDGE ST.
(ALLSTON)

Board of Appeal Referrals

Hearing: 6/12/84

Z-6782

Clean Industry Inc.

170-172 Border Street, East Boston
at Central Square

One-story structure

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront W-2
 single family _____ manufacturing _____

Purpose: change occupancy from machine shop to machine shop,
 office, storage of trucks

Violation(s):

Parking garage is conditional use.

Storage of vehicles iether owned or leased by
 petitioner in conjunction with his business.
 No community response. Recommend approval.

VOTED: In reference to petition Z-6782, Clean
 Industry Inc. 170-172 Border Street,
 East Boston for conditional use for
 change of occupancy from machine shop
 to machine shop, office, storage of
 trucks in a waterfront (W-2) district,
 the Boston Redevelopment Authority
 recommends approval. Storage of
 vehicles either owned or leased by
 petitioner in conjunction with his
 business.



2-6782

170-172 BORDER ST.

EAST BOSTON

Board of Appeal Referrals 5/23/84

Hearing: 6/5/84

Z-6792
Kingston Street Associates
88-100 Kingston Street, Boston
at Essex Street

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-8

Purpose: change occupancy from stores and dress manufacturing to general office and retail; erect three-story addition.

Violation(s):

Rear yard and rear setback of parapet are insufficient.

No evidence has been submitted to justify expansion. Proposal does not comply with Code conditions for granting of variance. The proposal is also in conflict with the City's public plans for the area, including the Lafayette Place Environmental Impact Statement and agreements. These call for roadway improvements supporting Lafayette Place and South Station, which will require acquisition of this property.

VOTED: In reference to petition Z-6792, Kingston Street Associates, 88-100 Kingston Street, Boston, for two variances for change of occupancy from stores and dress manufacturing to general office and retail and erect three-story addition in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends denial. No evidence has been submitted to justify expansion. Proposal does not comply with Code conditions for granting of variances. The proposal is also in conflict with the City's published plans for the area, which call for acquisition of the property for roadway improvements supporting Lafayette Place and South Station



Z-6792

88-100 KINGSTON ST. BOS.

Board of Appeal Referrals

Hearing: 6/12/84

Z-6800

Nicholas Nikitas

484-486 Commercial Street, Boston
near Foster Street

Five-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect one-story addition to six unit apartment structure

Violation(s):

Floor area ratio is excessive.

Rear yard & setback of parader are insufficient.

Sixth floor addition is inappropriate. Most nearby buildings on Commercial Street are three and four stories high. Recommend Denial.

VOTED: In reference to petition Z-6800, Nicholas Nikitas, 484-486 Commercial Street, Boston for three variances to erect one-story addition to six unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Sixth floor addition is inappropriate. Most neary buildings on Commercial Street are three and four stories high. Floor area ration would be increased from existing 5.2 to 6.



PVT JOHN
DEWILLIAMS
PLAYGROUND

NORTH END
PLAYGROUND

Z-68800

484-488

COMMERCIAL ST. BOS.

Board of Appeal Referrals

Hearing: 6/5/84

Z-6832

Lilla G. Frederick
56 Devon Street, Dorchester
near Blue Hill Ave.

3½ story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy to three-family dwelling

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Condition has existed for several years and is compatible with residential character of neighborhood. Recommend approval.

VOTED: In reference to petition Z-6832, Lilla G. Frederick, 56 Devon Street, Dorchester for forbidden use and variance for change of occupancy to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Condition has existed for several years and is compatible with residential character of neighborhood.

238

DOOR

56 DEVO

238

Board of Appeal Referrals

Hearing: 6/5/84

Z-6833

154 West Concord Trust
154 West Concord Street, Boston
near Tremont Street

Four-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from twelve lodgers to seven apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

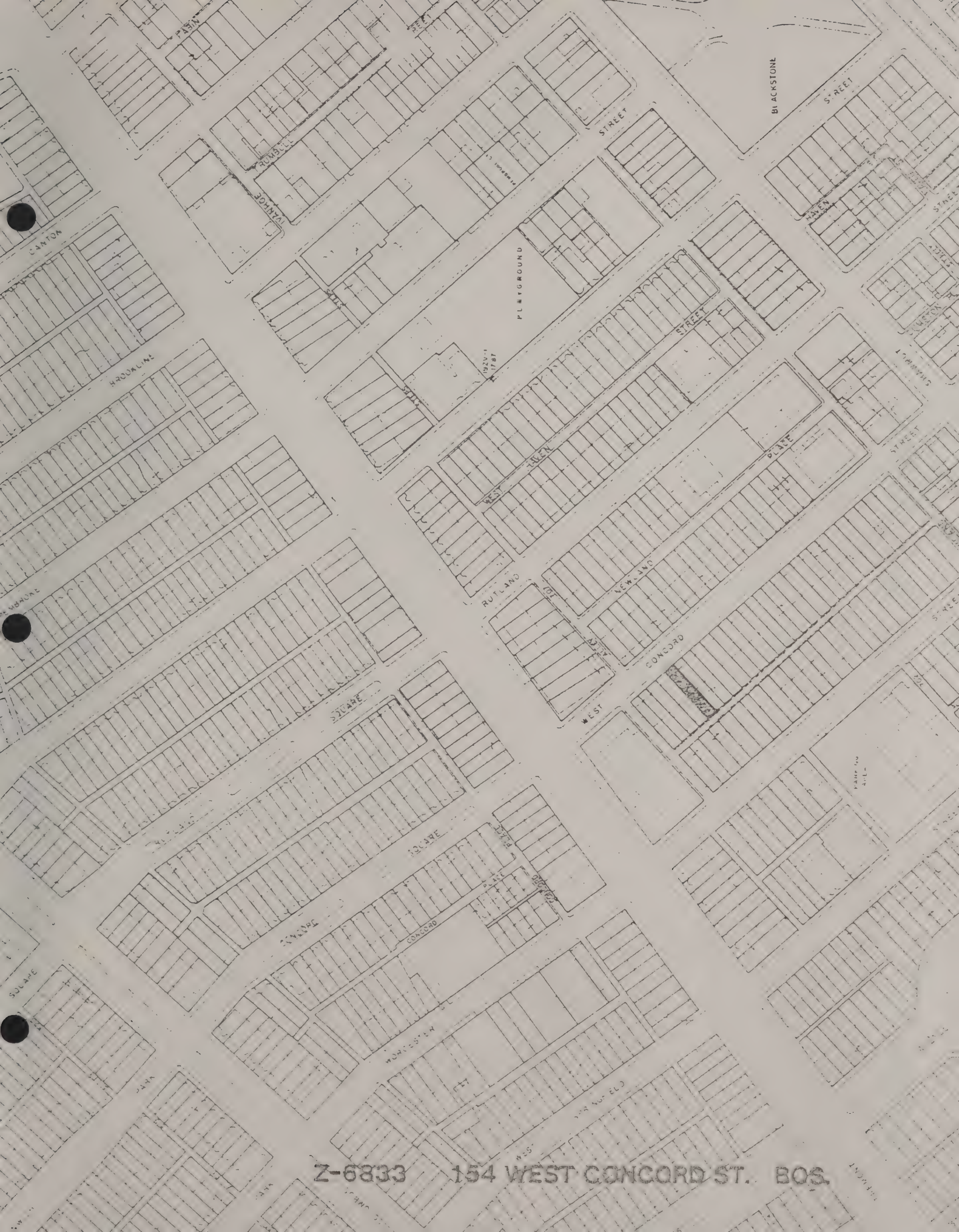
Floor area ratio is excessive.

Open space is insufficient.

Conversion is compatible with residential area. Recommend approval with provisions.

VOTED: In reference to petition Z-6833, 154 West Concord Trust, 154 West Concord Street, Boston for forbidden use, and two variances for change of occupancy from twelve lodgers to seven apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval only with following provisos:

That petitioner arrange to provide adequate off-street parking; that plans be submitted to the Authority for design review approval.



Z-6833

154 WEST CONCORD ST. BOS.

Board of Appeal Referrals

Hearing: 6/5/84

Z-6834

Phyllis Rotman

136 Sydney Street, Dorchester
at Sudan Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-15 waterfront _____
single family _____ manufacturing _____

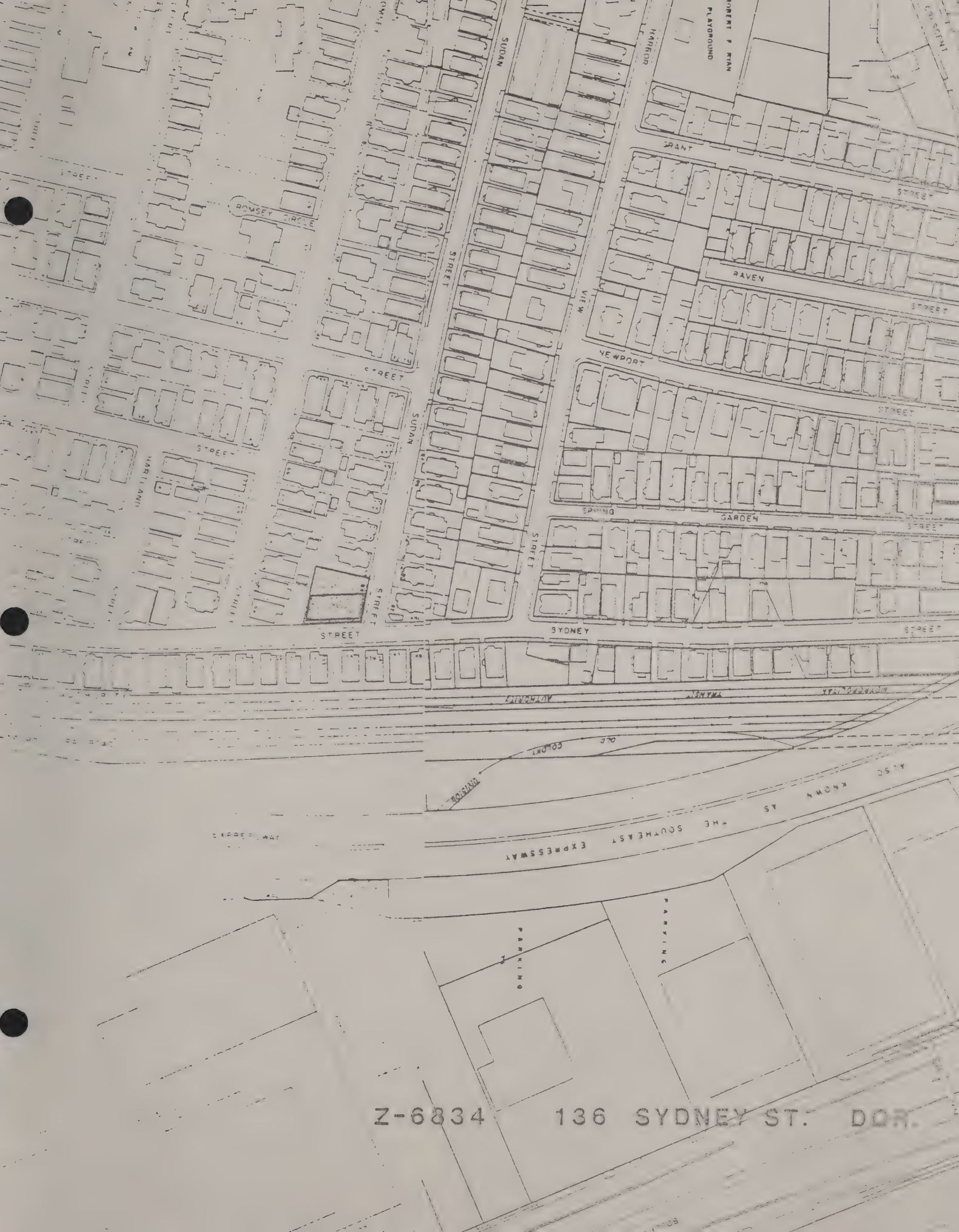
Purpose: Use premises to park four trailers.

Violation(s):

Outdoor storage is forbidden use.

Site abuts residential properties in an area which is predominantly residential. Proposed storage trailers with attendant noise, activity and traffic would detrimentally impact neighborhood. Residents adamantly opposed. Recommend Denial.

VOTED: In reference to petition Z-6834, Phyllis Rotman, 136 Sydney Street, Dorchester for forbidden use to use premises to park four trailers in a local business (L-5) district, the Boston Redevelopment Authority recommends denial. Site abuts residential properties in an area which is predominantly residential. Proposed storage trailers with attendant noise, activity and traffic would detrimentally impact neighborhood. Residents adamantly opposed.



Z-6834

136 SYDNEY ST. DOR.

Board of Appeal Referrals

Hearing: 6/5/84

Z-6835

Peter A. Moumouras

17 Hopedale Street, Allston
near North Harvard Street

2½ story structure

District(s): apartment _____ general business _____ industrial _____
residential R-15 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose:

Leagalize occupancy-two family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Street is predomintly one family residential. Petition does not comply with conditions required for variance. Recommend denial.

VOTED: In reference to petition Z-6835, Peter A. Moumouras, 17 Hopedale Street, Allston for forbidden use and variance to legalize, occupancy for two-family dwelling in a residential (R-5) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Street is predominantly single family residential. Petition does not comply with conditions required for variance.

Board of Appeal Referrals

Hearing: 6/5/84

Z-6836
William Eichold
246 Washington Street, Brighton
near Shepard Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose:

Change occupancy from one family dwelling and accessory office to two professional offices.

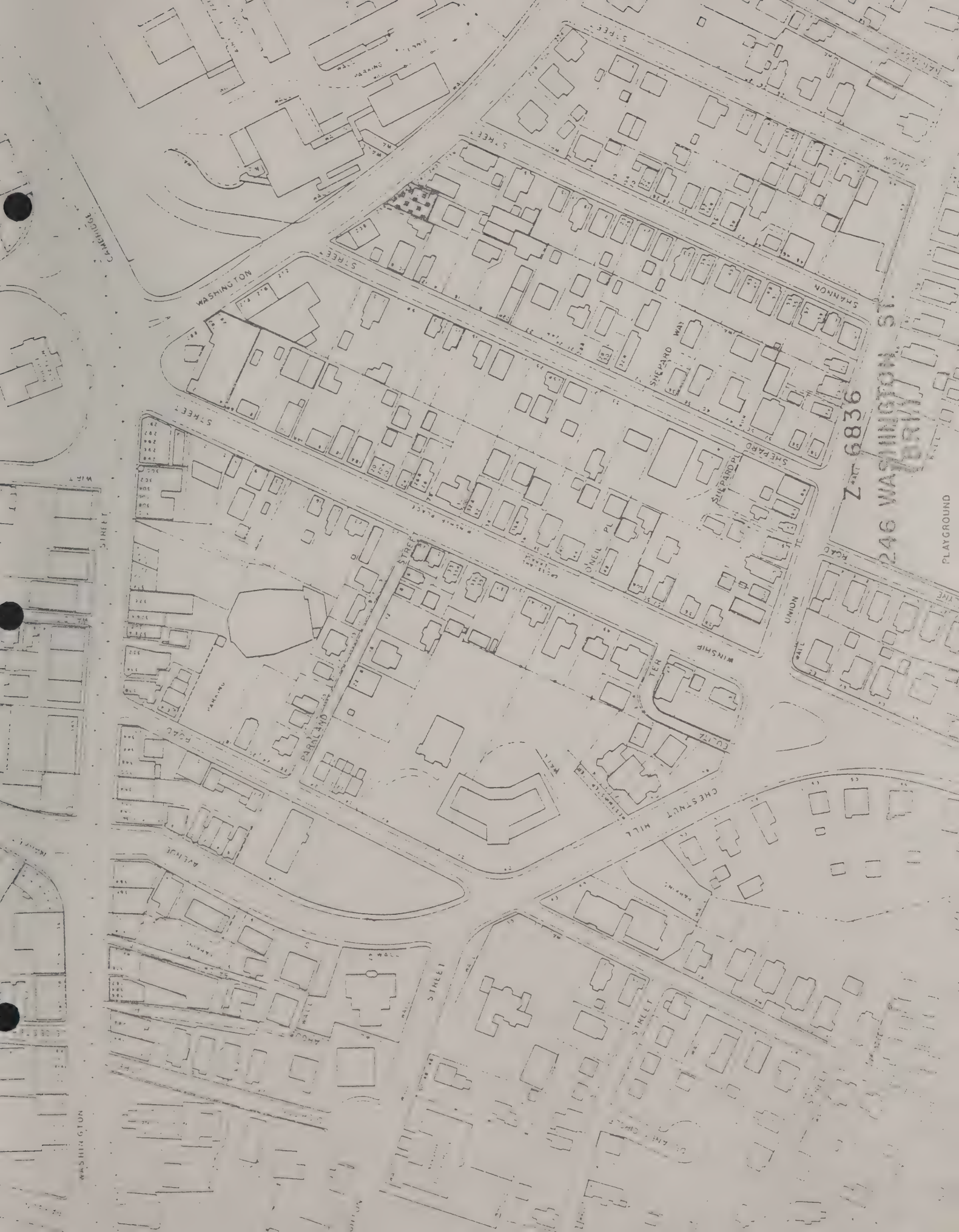
Violation(s):

Professional offices are forbidden in R-8 district.

Front yard is insufficient.

Proposal is inappropriate and undesirable. Area is densely populated with acute parking problems. St. Elizabeth's hospital is located directly opposite site. Board of Appeal denied similar petition in 1980 with Authority concurrence. Recommend denial.

VOTED: In reference to petition Z-6836, William Eichold, 246 Washington Street, Brighton for forbidden use and variance for change of occupancy from one-family dwelling and office to two professional offices in a residential (R-8) district, the Boston Redevelopment Authority recommends denial. Proposal is predominantly residential with acute parking problems. St. Elizabeth Hospital is located directly opposite site.



Z-6836

246 WASHINGTON ST.

PLAYGROUND

Board of Appeal Referrals

Hearing: 6/5/84

Z-6844
John Mastrangelo et al
8-10 Frankfort Street, East Boston
near Maverick Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose:

Change occupancy from manufacturing of clothing
to function hall; erect one-story addition.

Violation(s):

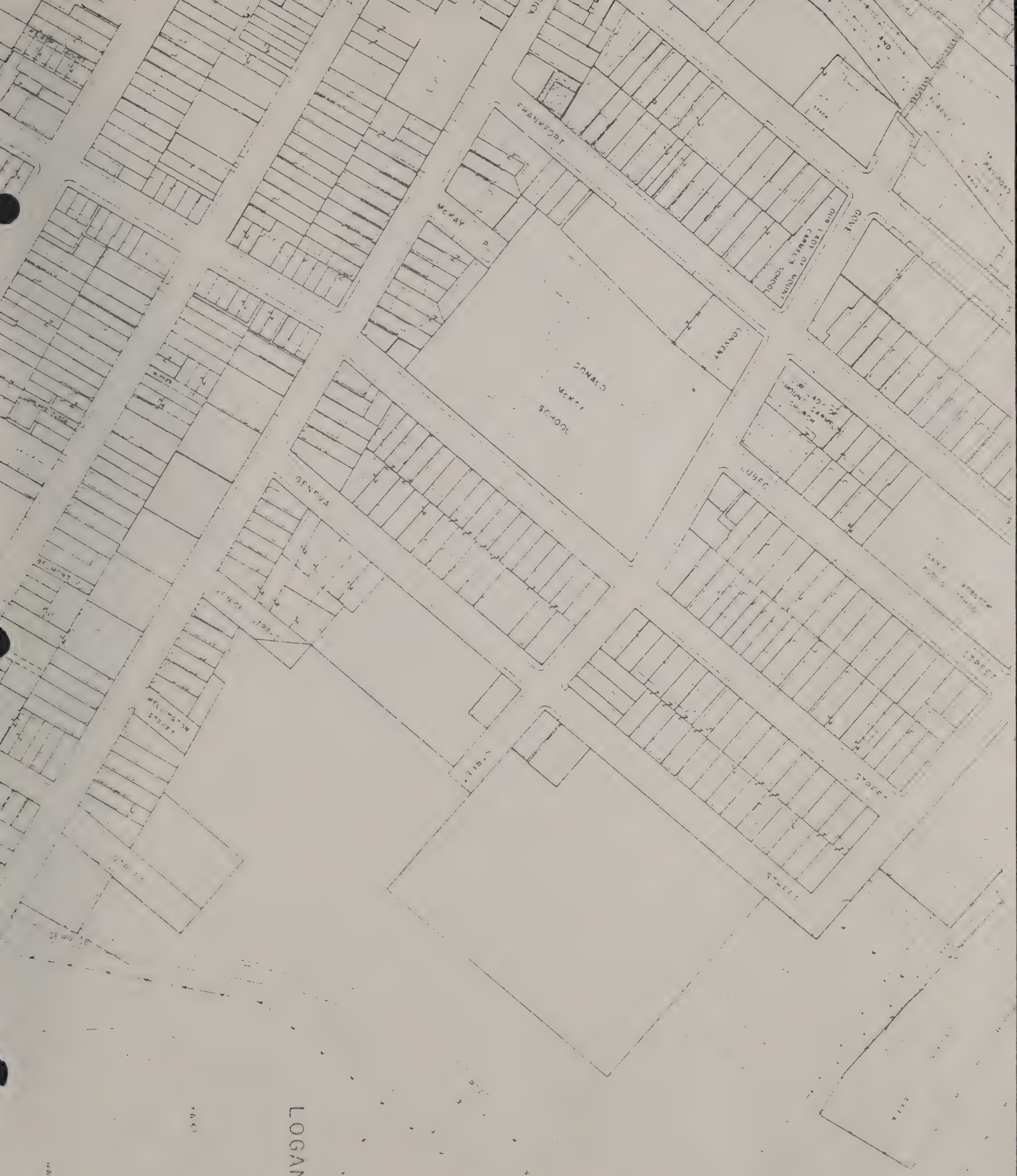
Function hall is forbidden use.

Floor area ration is excessive.

Off street parking is insufficient.

Existing use is located at the beginning of a residential street. Legalization of this occupancy and proposed second floor addition would only intensify trash, noise, traffic and on street parking problems. Residents adamantly opposed. Recommend denial.

VOTED: In reference to petition Z-6844, John Mastrangelo et al, 8-10 Frankfort Street, East Boston for forbidden use and two variances for change of occupancy from clothing manufacturing to function hall and erect one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Existing use is located at the beginning of residential street. Legalization of this occupancy and proposed second floor addition would only intensify trash, noise, traffic and on street parking problems.



LOGAN

Z-6844

8-10 FRANKFORT ST. EAST BOSTON

Board of Appeal Referrals

Hearing: 6/5/84

Z-6847
Second River Street Trust
1318 River Street, Hyde Park
at Business Street

Gas Service Station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose:

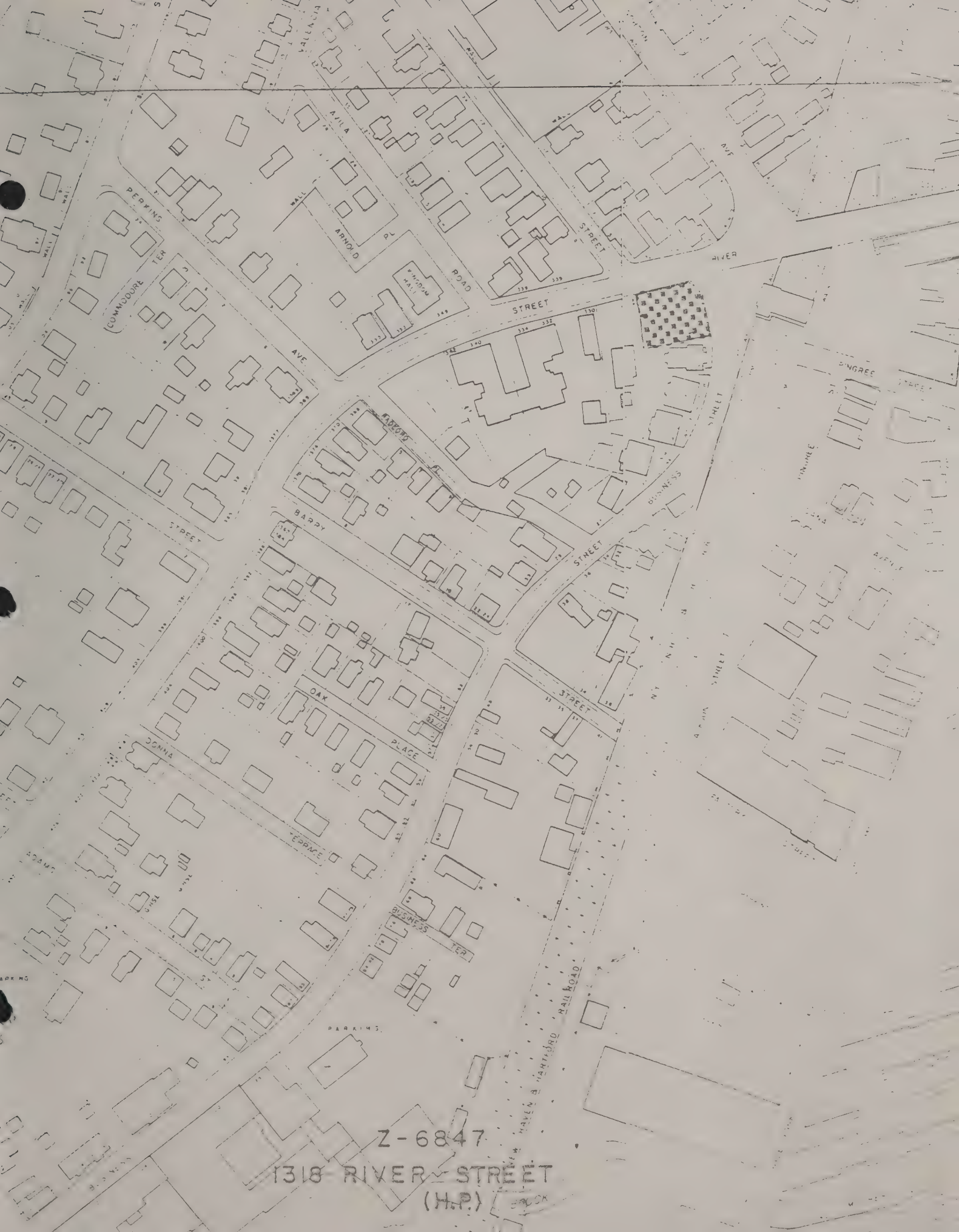
Erect one-story addition.

Violation(s):

Gas Service Station is conditional use.

Addition will provide needed work space. No response from community.
Recommend approval with proviso.

VOTED: In reference to petitions Z-6847, Second River Street Trust, 1318 River Street, Hyde Park for conditional use to erect a one-story addition to Gas Service Station in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that facility comply with Board of Appeal guidelines for Gas Service Station. Addition will be used for needed work space.



Z-6847

1318 RIVER STREET
(H.P.)

Board of Appeal Referrals

Hearing: 6/5/84

Z-6855
William Strazzullo
17 Snow Hill Street, Boston
at Cleveland Place

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose:

Change occupancy from three to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Occupancy existing and compatible with residential neighborhood.
Recommend approval.

VOTED: In reference to petition Z-6855, William Strazzullo, 17 Snow Hill Street, Boston for forbidden use and variance for change of occupancy from three to five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Occupancy existing and compatible with residential neighborhood.



Z-6855

17 SNOW HILL ST. BOS.

Board of Appeal Referrals

Hearing: 6/5/84

Z-6859

R.S. Mitchell

51 Joy Street

near Myrtle Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose:

Change occupancy from three to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ration is excessive.

Open space is insufficient.

Petition legalizes an existing condition of many years.

Recommend approval.

VOTED: In reference to petition Z-6859, R.S. Mitchell, 51 Joy Street, Boston for forbidden use and two variance for change of occupancy from three to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Petition legalizes an existing condition of many years.

Board of Appeal Referrals

Hearing: 6/12/84

Z-6864

Marjojo Trust

138-140 Charles Street, Boston
near Revere Street

Three story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2-65 waterfront _____
single family _____ manufacturing _____

Purpose:

Change occupancy from two apartments and store to
three apartments and store.

Violation(s):

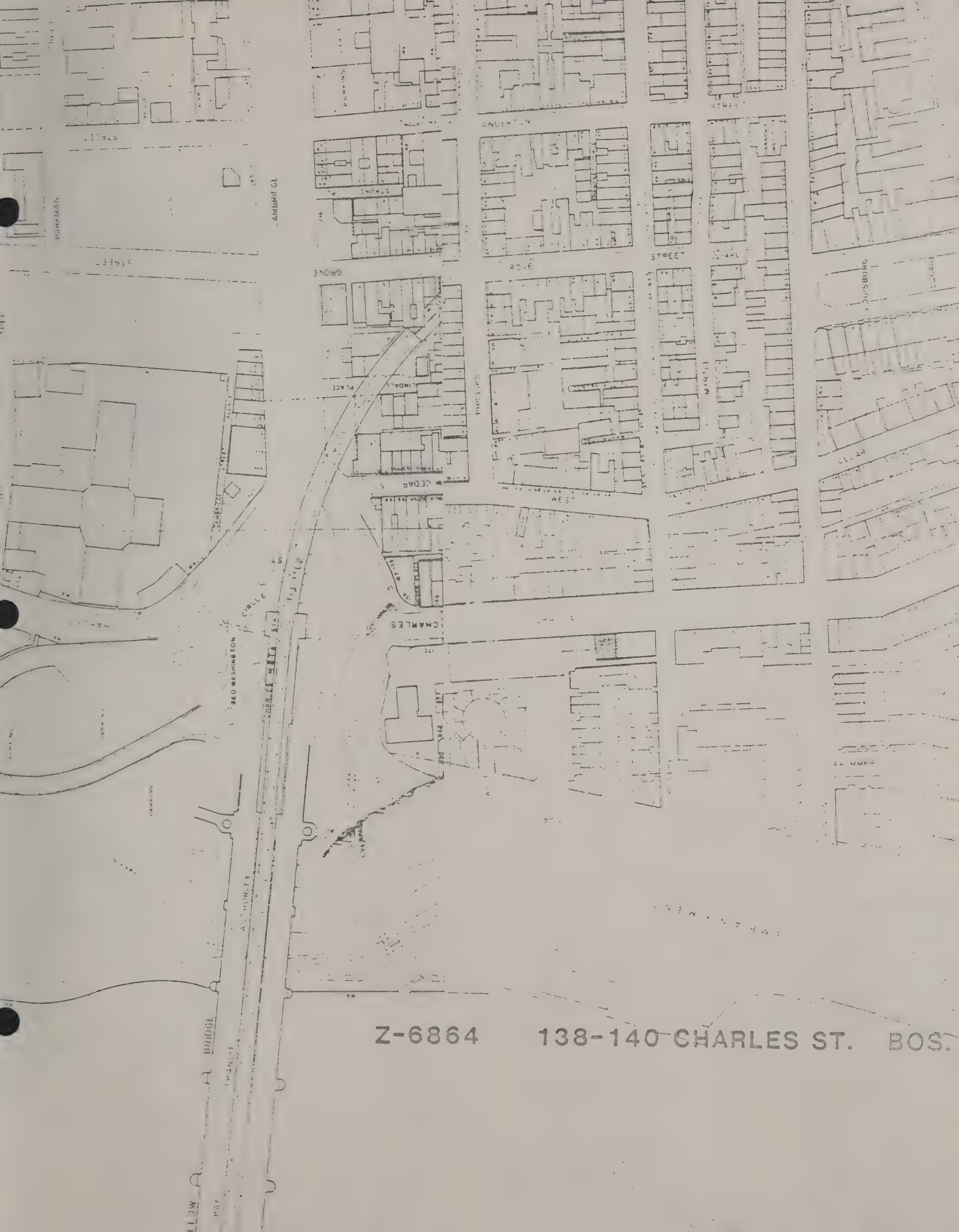
Dwelling converted for more families is forbidden use.

Floor area is excessive.

Open space is insufficient.

Attic space will be converted to apartment unit. No exterior changes.
Recommend approval with proviso.

VOTED: In reference to petition Z-6864, Marjojo Trust,
138-140 Charles Street, Boston for forbidden
use and two variances for change of occupancy
from two apartments and store to three
apartments and store in a local business (L-2-65)
district, the Boston Redevelopment Authority
recommends approval with following proviso;
that plans be submitted to the Authority for
design review approval.



Z-6864

138-140 CHARLES ST. BOS.

Board of Appeal Referrals

Hearing: 6/5/84

Z-6883

Louis J. Furash

46 Wren Street, West Roxbury
near Rutledge Street

2½ story structure

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family S-3 _____ manufacturing _____

Purpose:

Change occupancy from nursing home to five apartments.

Violation(s):

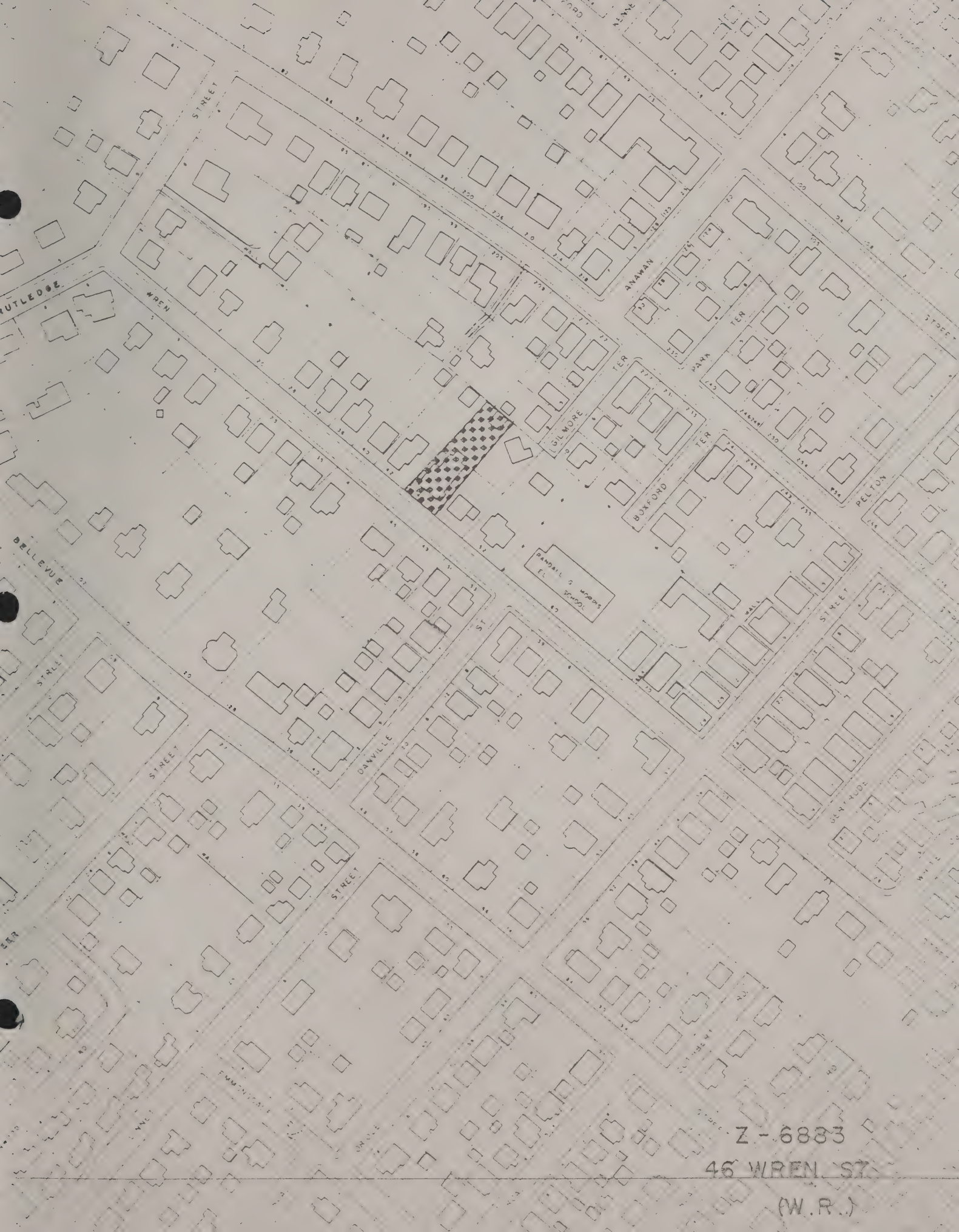
Five family dwelling is forbidden use.

Change in non-conforming use.

Lot area, width, frontage are insufficient.

Proposed five unit conversion is excessive, inappropriate and opposed by residents of this low density single family neighborhood. Recommend denial without prejudice.

VOTED: In reference to petition Z-6883, Louis J. Furash, 46 Wren Street, West Roxbury for forbidden use, change in non-conforming use and three variances for change of occupancy from nursing home to five apartments in a single family (S-3) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed five unit conversion is excessive, in appropriate and opposed by residents of this low density single family neighborhood. Petitioner should meet with community to resolve differences.



Z-6883

46 WREN ST

(W.R.)

Board of Appeal Referrals 5/23/84

Hearing: 6/12/84

Z-6896

Georgeanna and Melvin Croft
48 Virginia Street, Dorchester
near Bird Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Proposal is compatible with residential character of neighborhood. Recommend approval.

VOTED: In reference to petition Z-6896, Georgeanna and Melvin Croft, 48 Virginia Street, Dorchester, for
° forbidden use and variance to legalize occupancy for two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy.
° Proposal is compatible with residential character of neighborhood.

Board of Appeal Referrals 5/23/84

Hearing: 6/5/84

Z-6904

Joseph M. Conti

252 Hyde Park Avenue, Jamaica Plain
near Eldridge Road

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from storage of contractor's equipment to same
and office.

Violation(s):

In variance with former decision of Board of Appeal.

Conditional use expires at end of this year. Proposal would create small
one-person office. Abutter has no objection. Recommend approval with
proviso.

VOTED: In reference to petition Z-6904, Joseph M. Conti,
252 Hyde Park Avenue, Jamaica Plain, for variance
for change of occupancy from storage of contractor's
equipment to same and office in a residential (R-.8)
district, the Boston Redevelopment Authority recom-
mends approval with following proviso: that plans,
inclusive of landscaping and fencing, be submitted
to the Authority for design review.



252 HYDE PARK AVE

7-6904

110

HYDE

PARK

ROAD

BLANVON

ASHMORE ROAD

ELDRIDGE

HERBERTSON RD.

NORTHBOURNE

COMMENCE

ROAD

BOURNE

EASTLAND

ROAD

ROAD

ROAD

STREET

ROAD

STREET

RODMAN WALLS

WALLA HILL

AVENUE

PARKING

BROOKWAY

HOUSING DEVELOPMENT

POSITIVE

POSITIVE

Board of Appeal Referrals 5/23/84

Hearing: 6/12/84

Z-6918
Kenneth E. Kruckemeyer
12 Holyoke Street, Boston
near Columbus Avenue

Three-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family to two-family dwelling;
erect penthouse and roof terrace addition.

Violation(s):

Roofed structure designed for access requires Board of Appeal approval.

Proposed roof addition is inappropriate and inconsistent with existing buildings on street. Recommend denial.

VOTED: In reference to petition Z-6918, Kenneth E. Kruckemeyer, 12 Holyoke Street, Boston, for variance for change of occupancy from three- to two-family dwelling and erect penthouse and roof terrace addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposed roof addition would be inappropriate and inconsistent with existing buildings on street.



Z-6918

12 HOLYOKE ST. BOS.

Board of Appeal Referrals 5/23/84

Hearing: 6/5/84

Z-6919

Mary and Stephen O'Brien
32 Everdean Street, Dorchester
near Freeport Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: erect one-story addition to two-family dwelling.

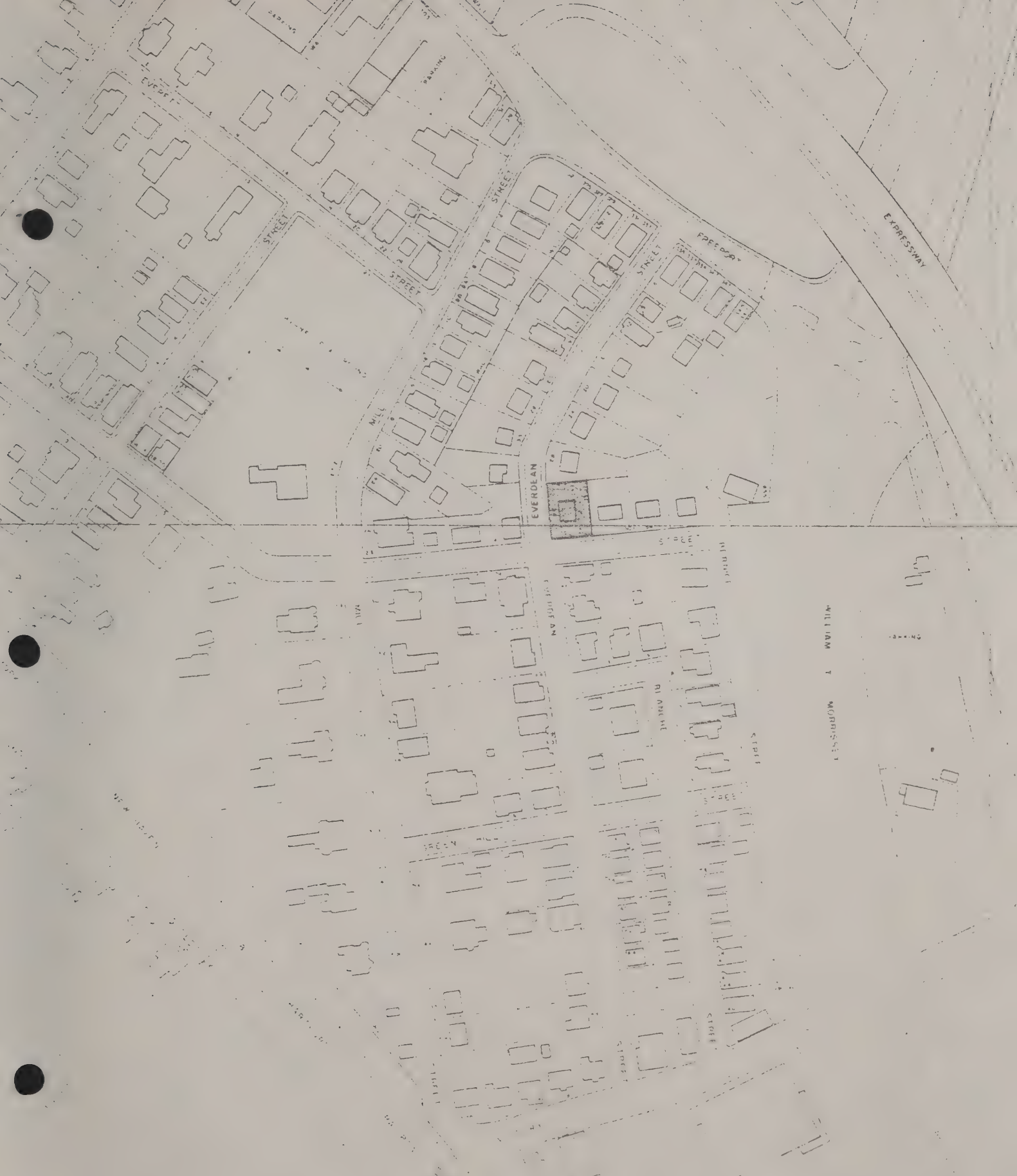
Violation(s):

Extension of nonconforming use.

Front yard is insufficient.

Living room addition. Abutter has no objection. Recommend approval with proviso.

VOTED: In reference to petition Z-6919, Mary and Stephen O'Brien, 32 Everdean Street, Dorchester, for an extension of nonconforming use and a variance to erect one-story addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review.



Z-6919

32 EVERDEAN ST. DOR.

20
Board of Appeal Referrals 5/23/84

Hearing: 6/5/84

Z-6944

Beacon Group II

40-46 Winchester Street, Boston
at Edgerly Place

Four-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from general offices and distribution to 38
apartments, offices; erect two-story addition.

Violation(s):

Change in nonconforming use.

Floor area ratio is excessive.

Restricted roof structure district.

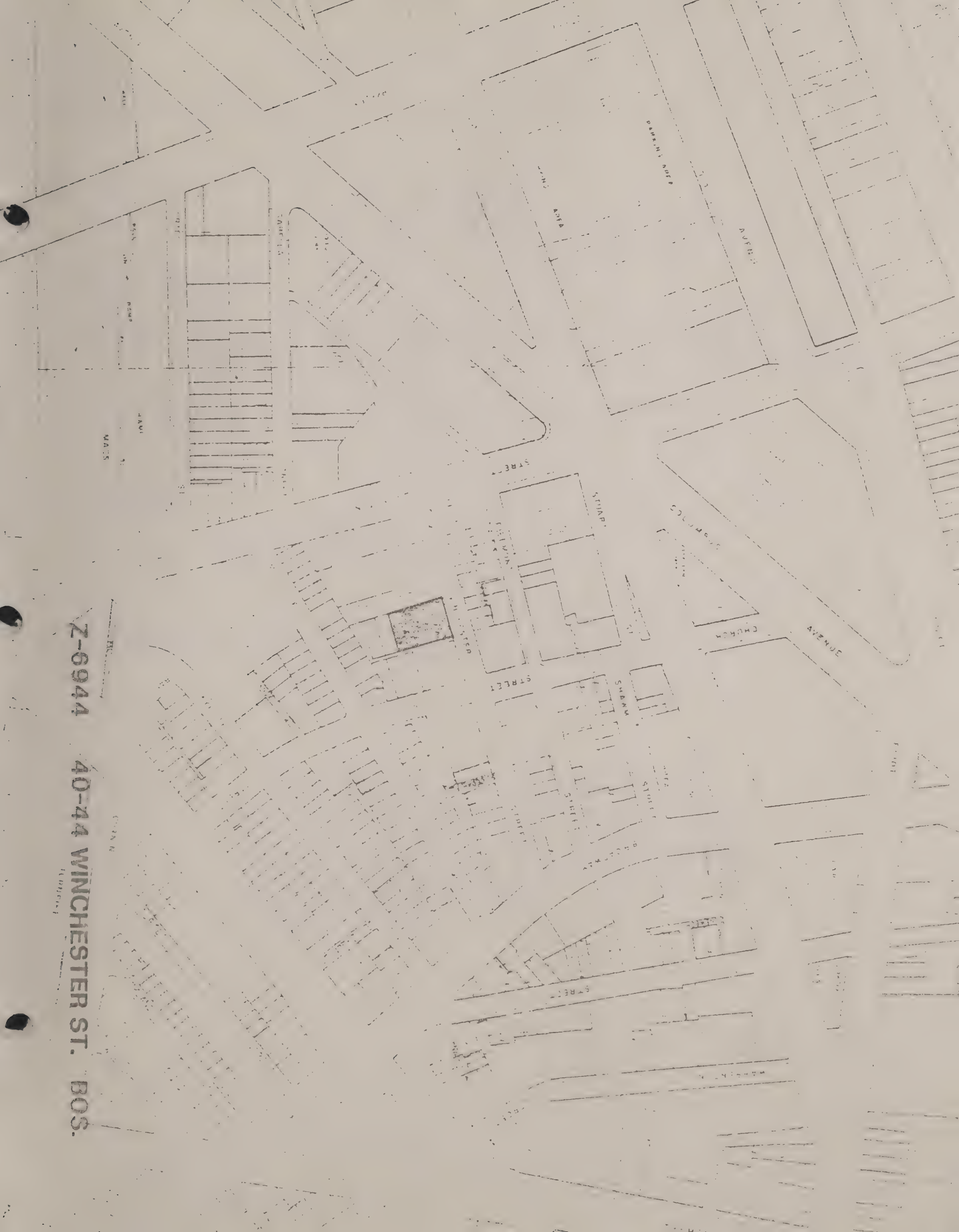
Open space, setback of parapet, off-street parking, and front,
side, and rear yards are insufficient.

Staff and neighborhood support residential-groundfloor-commercial proposal,
but oppose construction of two-story addition, which would increase floor area
ratio and adversely impact abutting structures and the neighborhood.
Recommend denial of two-story addition.

VOTED: In reference to petition Z-6944, Beacon Group II,
40-44 Winchester Street, Boston, for a change in noncon-
forming use, a conditional use, and seven variances for
change of occupancy from general offices and distribution
to 38 apartments and offices and erect two-story addition
in an apartment (H-2) district, the Boston Redevelopment
Authority recommends denial of two-story addition, which
would increase floor area ratio and adversely impact
abutting structures and neighborhood. Bay Village
Neighborhood Association and many abutters oppose this
construction. However, Authority and neighborhood support
residential-groundfloor-commercial conversion of structure
and these plans should be submitted to the Authority for
design review approval.

Z-6944

40-44 WINCHESTER ST. BOS.



Board of Appeal Referrals 5/23/84

Hearing: 6/5/84

Z-6959

James B. Kane

284 Shawmut Avenue, Boston

near Waltham Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from lodging house to ten apartments.

Violation(s):

Open space is insufficient.

Plans have not been submitted for staff review of this substantial conversion-renovation. Recommend denial without prejudice.

VOTED: In reference to petition Z-6959, James B. Kane, 284 Shawmut Avenue, Boston, for variance for change of occupancy from lodging house to ten apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial without prejudice. Plans have not been submitted for Authority review of this substantial conversion-renovation.



Z-6959

284 SHAWMUT AVE. BOS.

Board of Appeal Referrals

Hearing: 6/5/84

Z-6960-6961

Greater Boston Community Development Inc.
28-30 Swan Ave, East Boston
near Leverett Ave.

10,492 square feet of land

District(s): apartment _____ general business _____ industrial _____
residential R-18 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect two two-family dwelling

Violation(s):

Parking in front yard and within five feet of side lot line.

Lot area and rear yard are insufficient.

Development will provide housing for residents presently
residing on Neptune Road near Logan Airport.

Recommend approval with proviso.

VOTED: In reference to petition Z-6960-6961, Greater
Boston Community Development Inc., 28-30
Swan Ave., East Boston for six variances to
erect two two-family dwellings in a residential
(R-.8) district, the Boston Redevelopment
Authority recommends approval with following
proviso. That plans inclusive of parking
and curb cuts be submitted to the Authority
for design review approval.



Z-6960-61

28-30 SWAN AVE. EAST BOSTON

Board of Appeal Referrals 5/23/84

Hearing: 6/12/84

Z-6967

Government Center Garage Realty Trust
50 Sudbury Street, Boston
at New Congress Street

six-story structure

District(s): apartment _____ general business B-8-U _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from parking garage to parking garage, offices, retail; erect two-story addition.

Violation(s):

Lot and lot area as used by appellant are contrary to Code.

Change in conditional use.

Ancillary and accessory parking are conditional uses.

Floor area ratio is excessive.

Off-street parking and loading are insufficient.

During the past year, staff has conducted intensive design review of this proposal for redevelopment of the Government Center Garage. On December 3, 1983, Authority recommended appellant for final designation as developer, subject to continuing design review approval by Authority. Recommend approval with proviso.

VOTED: In reference to petition Z-6967, Government Center Garage Realty Trust, 50 Sudbury Street, Boston, for three conditional uses and seven exceptions for change of occupancy from parking garage to parking garage, offices, and retail and erect two-story addition in a general business urban renewal area (B-8-U) subdistrict, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for continuing design review and final approval.

The Authority finds and certifies hereto that the proposed work as described in Application #2857 filed on April 2, 1984 with the Inspectional Service Commissioner of the City of Boston by Richard H. Rubin and Myrna Putziger, Trustees of Government Center Garage, and the exceptions requested in that certain appeal filed on April 10, 1984, BZC-6967, with the Board of Appeal of the City of Boston are in conformity with the Government Center Urban Renewal Plan, as amended.

GOVERNMENT
CLINIC

Board of Appeal Referrals 5/23/84

Hearing: 6/12/84

Z-6976

Mayflower Trust

146 Beacon Street, Boston
near Berkeley Street

Four-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

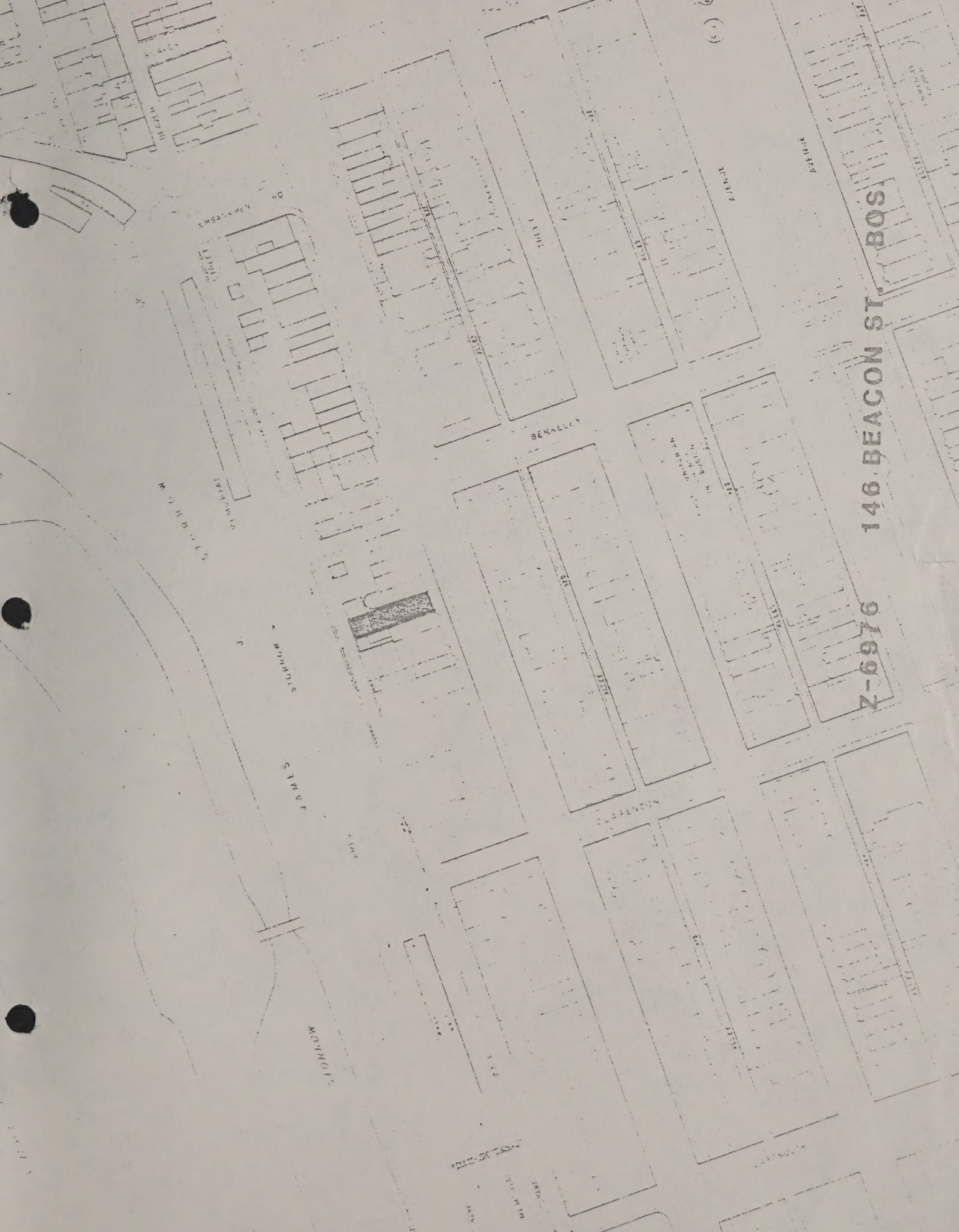
Purpose: change occupancy from four to five apartments; erect addition.

Violation(s):

Height of building is excessive.

Addition of room and roof does not exceed height of adjacent building and is not visible from Beacon Street, Back Bay Architectural Commission has approved design. Recommend approval.

VOTED: In reference to petition Z-6976, Mayflower Trust, 146 Beacon Street, Boston, for variance for change of occupancy from four to five apartments and erect addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Roof addition does not exceed height of adjacent building and is not visible from Beacon Street. Design has been approved by Back Bay Architectural Commission.



146 BEACON ST. BOS.

Z-6976

